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24th August 2023

Planning Service
London Borough of Haringey
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ

Dear Sir/Madam,

**Re. Change of use to 9no.dwellings (Use Class C3), extension to create lower ground floor level (basement) and lightwells, rear and side roof and dormer extensions and alterations, single storey rear extension, replacement of single storey front extensions, new/altered/replacement windows and doors, new rooflights, alterations to cladding and rear terraces, landscaping works and provision of cycle store.108-110 Colney Hatch Lane, Muswell Hill N10 1EA
HGY/2022/4184**

I am writing on behalf of XP Property Ltd who are applying to vary Condition 2 of the above planning permission relating to the approved drawings.

This letter sets out the proposals and justification and should be read in conjunction with the submitted drawings and Design and Access Statement.

Condition 2 of the planning permission states:

The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

The decision notice lists in a schedule the “*amended plans received 26th May 2023.*”

Proposal

Following further detailed design work has lead to some changes which it is considered will result in improvements to the development. In addition an error has been picked up in the existing roof pitch shown on the original drawings and the opportunity is being taken to correct this also.

These are set out in further detail in the Design and Access Statement and are summarised below:

- Extend the front lightwell to improve light and ventilation
- Extend the rear private amenity areas
- Remove the front chimney stack
- Lower the dormer's roof level
- Introduce lift
- Alter the internal layout to provide larger living areas and hallways
- Relocate some side elevation windows
- New 45 degree pitch roof to match no.106

The following sets out the relevant planning considerations for the proposal.

Design and Appearance

The relevant Development Plan policies are Policy DM12 'Housing Design and Quality' and DM1 Delivering High Quality Design.

The proposed external alterations are relatively limited. The changes to the side windows are minor and will not impact noticeably on the appearance of the property. Lowering the dormer roof is a minor change to match the neighbouring property. The changes to the lightwell and amenity areas to the rear will not have any adverse impact on design or appearance and will improve amenity for residents.

The change to the roof pitch will match the neighbouring property at no.106 and there is already some variation in roof pitch along the road. The removal of the chimney will result in a change in visual appearance from the street however there are a number of properties which do not have chimneys including no.106 and it is not therefore considered this would be an adverse impact.

Overall it is considered that the proposals would accord with Policies DM1 and DM12.

Heritage Assessment

The following provides an update to the Heritage Statement included within the original Planning Statement submitted with application HGY/2022/4184.

Policy HC1 (Heritage conservation and growth) of the London Plan and Policy DM9 of the Haringey Development Management Development Plan Document are relevant in addition to policy contained within the National Planning Policy Framework (NPPF).

Muswell Hill Conservation Area has been identified as an area of special architectural and historic interest by the London Borough of Haringey. 108-110 Colney Hatch Lane is not locally listed nor is identified in the Character appraisal as making a positive or negative contribution to the Conservation Area. However, in sharing many of the architectural features of similar properties on Colney Hatch Lane built at the same time it does make a positive contribution in this context.

The proposal includes limited alterations as compared to the approved scheme. Many of these including changes to the amenity areas, lightwell, side windows are unlikely to be noticeable from the front of the property and therefore do no impact on the Conservation Area. The changes in roof pitch and lowering the roof of the dormer are relatively minor and reflect neighbouring properties.

The removal of the original chimney will alter the appearance of the property however there are a many properties along Colney Hatch Lane that do not have chimneys including

neighbouring no.106. Overall the development as a whole protects and enhance the appearance and character of the Conservation Area. It is not therefore considered that the removal of the chimney will have an adverse effect on the Conservation Area.

It would therefore comply with Policy HC1 and DM9.

Standard and Quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

Local Policy DM12 sets out that developments should meet the London Plan standards and provide private garden/amenity space for family housing.

In light of the internal design changes we have considered below the proposed changes compared to the approved London Plan Standards

Unit	Type	Approved Scheme (sq.m)	Proposed Amendment (sq.m)	London Plan Standard (sq.m)
1	2 storey 1 bed 2 person	64.9	62.7	58
2	2 storey 3 bed 6 person	111.7	105.2	102
3	1 storey 2 bed 3 person	71.9	70.6	61
4	1 storey 2 bed 3 person	72.5	68.9	61
5	1 bed 2 person	53.4	51.8	50
6	1 bed 2 person	54.4	50.6	50
7	1 bed 1 person	43	42.4	39
8	1 bed 1 person	43.9	40.1	39
9	3 bed 6 person	96.3	97.5	95

All of the proposed flats with the amended layout meet the London Plan standards.

The London Plan Policy D6 sets a standard for outdoor amenity space of 5 sq.m for 1-2 bed dwellings and then 1 sq.m for every additional occupant. Policy DM12 B of the DMDPD sets out that ground family housing should have access to private outdoor/garden space and upper floor family house should have access to a terrace/balcony or to shared amenity/children's play space.

The dwellings would have access to large shared gardens to the rear of 494.2 sq.m with access along the side of the property. This is slightly less than previously approved as result of increasing the private amenity space for the flats as illustrated in the tables below. There is private amenity space for the majority of the flats except Units 7 and 8.

Ancillary Spaces		
Number	Name	Area
	Communal Rear Garden	521.1 m ²
		521.1 m ²
01	Private Amenity	5.7 m ²
		5.7 m ²
02	Private Amenity	15.0 m ²
		15.0 m ²
03	Private Amenity	14.7 m ²
		14.7 m ²
04	Private Amenity	25.1 m ²
		25.1 m ²
05	Private Amenity	7.1 m ²
		7.1 m ²
06	Private Amenity	7.0 m ²
		7.0 m ²
09	Private Amenity	14.9 m ²
		14.9 m ²

Previously approved amenity areas

Ancillary Spaces		
Number	Name	Area
	Communal Rear Garden	494.2 m ²
		494.2 m ²
01	Private Amenity	7.9 m ²
		7.9 m ²
02	Private Amenity	18.1 m ²
		18.1 m ²
03	Private Amenity	27.5 m ²
		27.5 m ²
04	Private Amenity	37.7 m ²
		37.7 m ²
05	Private Amenity	7.5 m ²
		7.5 m ²
06	Private Amenity	7.5 m ²
		7.5 m ²
09	Private Amenity	22.0 m ²
		22.0 m ²

Proposed amenity areas

The proposals therefore complies with London Policy D6 and Policy DM12 and DM16.

Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

All of the changes proposed are relatively minor and it is not consider that these will have an adverse impact on neighbouring properties in terms of overlooking, loss of privacy etc.

Conclusion

This proposal is for some internal and external alterations to the approved drawings

It is considered that the proposed changes will not have an adverse impact on the design or appearance or on the character of the Conservation Area

The standards of the accommodation in terms of internal and external living space resulting from the changes is acceptable and meets the standards.

The proposed development is therefore considered to be in accordance with national and local planning policy.

It is therefore requested that planning permission is granted for the proposed development.

Yours sincerely,

Tim Perkins
Director
TMP Planning Ltd